

OFFICER REPORT

Application Number: P2026/0085

Site Address: 18 Castle Drive Cimla Neath Port Talbot SA11 3UY

Proposal: Front porch, two storey side extension, raised decking and pergola to rear

Applicant: Laura Hadley

Agent: Mr Martyn Davies

Ward: Cimla & Pelenna

Application Type: Full Plans

Valid Date: 24th February 2026

Statutory Expiry Date: 20th April 2026

Ext. of Time / PPA date: 17th May 2026

Publicity Expiry Date: 12th May 2026

RECOMMENDATION - Approved

SITE AND CONTEXT

The application site is 18 Castle Drive, Cimla, which comprises a two storey, semi-detached dwellinghouse. The host property is sited in a predominantly residential area characterised by similar semi-detached bungalows and two storey dwellings. The application dwellinghouse is set back from Castle Drive, which is an Unclassified Road. Due to the site's topography, the front curtilage comprises of a sloping driveway and the rear curtilage consists of tiered decking. The host property benefits from a side garage.

DESCRIPTION OF DEVELOPMENT

This is a full application proposing a front porch, two storey side extension, raised decking and rear pergoda.

The front porch measures a width of 6.00m, a depth of 1.30m, an eaves height of 2.40m and a ridge height of 3.40m. A pedestrian door serving a hallway and a window serving a bathroom are sited on the front elevation of the proposed development. The porch is to be constructed in facing brick with matching roof tiles.

The existing side garage is proposed to be removed to accommodate the new two-storey side extension measuring a width of 3.55m, a depth of 7.65m, an eaves height of 5.60m and a ridge height of 8.15m. A first-floor window is sited on the front elevation of the development, serving a bedroom. A ground floor window is proposed on the rear elevation of the extension, serving a kitchen diner. A first floor window is proposed on the rear elevation of the development, serving an en-suite. The side extension is to be constructed in facing brick with matching roof tiles.

The existing 1.15m high rear raised decking is to be replaced with new 1.25m high raised decking. The raised platform measures a width of 8.60m and a depth of 1.50m. A 0.95m high glass panel balustrade is proposed along the side and rear boundaries. A 2.65m high timber pergoda is also proposed above the raised decking with a side privacy screen.

The existing living room front bay window is to be replaced by a regular window. An existing rear pedestrian door serving a kitchen is to be replaced by a patio door. Given that these windows are part of the original dwellinghouse and the external alterations proposed are also permitted development under Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013, they do not form part of the application.

A Velux window protruding 0.10m beyond the external surface of the roof on the two-storey extension is also proposed. By virtue of the fact that this is permitted development under Schedule 2, Part 1, Class C of The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013, it does not form part of the application.

NEGOTIATIONS

The agent was advised to consider setting the two storey extension back from the principal elevation and down from the main ridgeline of the application dwellinghouse to accord with the Supplementary Planning Guidance (SPG). Amended drawings and plans were submitted to reflect this.

PLANNING HISTORY

The application site has no relevant planning history.

CONSULTATIONS

Highways Section – No objection

REPRESENTATIONS

The neighbouring properties were consulted on 25.02.2026 and re-consulted on 20.04.2026. A site notice was also posted on 25.02.2026 and 21.04.2026.

In response, to date, no representations have been received.

REPORT

National Planning Policy:

[Future Wales: The National Plan 2040](#) is the national development framework, setting the direction for development in Wales to 2040. The development plan sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate resilience, developing strong ecosystems and improving the health and wellbeing of our communities.

The following policies are of particular relevance to the assessment of this application:

Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking

[Planning Policy Wales \(Edition 12, February 2024\)](#)

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places

PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities. It encourages a wider, sustainable and problem-solving outlook which focuses on integrating and addressing multiple issues rather than on an approach which is fragmented, un-coordinated and deals with issues in isolation. It provides an opportunity to remove any actual or perceived problems in current approaches and stimulate and support innovative and creative ideas as well as high standards of evidence and assessment to underpin the preparation of development plans and strategies and individual proposals. Monitoring and learning from development outcomes so as to drive sustainable improvements in planning practice is also important.

Local Planning Policies

The Local Development Plan for the area comprises the [Neath Port Talbot Local Development Plan](#) which was adopted in January 2016, and within which the following policies are of relevance:

- **Policy BE1** Design
- **Policy TR2** Design and Access of New Development
- **Policy EN6** Important Biodiversity and Geodiversity Sites
- **Policy EN7** Important Natural Features

Supplementary Planning Guidance:

The following SPG is of relevance to this application:

- [Parking Standards](#) (October 2016)
- [Design](#) (July 2017)

Issues

Having regard to the above, the main issues to consider in this application relate to the impact on the visual amenity of the area, the amenities of neighbouring residents and highway safety.

Impact on Visual Amenity

The porch extension is sited to the front and as such, would be visible from a public vantage point. It is noted that both properties beyond the intervening highway at No.21 and No.23 Castle Drive feature existing front porches. It is therefore considered that a porch extension would not be out of keeping with the immediate streetscene. The SPG states that due to its prominent location, front porch proposals should consider the relationship with the main dwellinghouse to ensure that the development leads to a balanced addition. A lean-to canopy roof is proposed corresponding with the roof design of the main dwelling. The development is also to be constructed in facing brick with matching roof tiles. Due to these integrating features, it is considered that the front porch would result in a sympathetic addition to the principal elevation and would not result in an obtrusive or prominent feature to the detriment of the streetscene. As such, it is considered that the porch development would have an acceptable impact on design and visual amenity in accordance with Policy BE1 of the Neath Port Talbot Local Development Plan.

The proposed two storey extension is sited to the side and as such, would be visible from a public vantage point. The SPG notes that all two storey side extensions to semi-detached properties should be set back a minimum of 1.00m from the principal elevation of the dwellinghouse with the ridgeline set down lower than the existing main ridge of the dwelling. The ridgeline of the two storey extension, while set down from the front roof plane, is aligned to the rear. In this case however, consideration is given to the

fact that the rear roof plane is not visible from the streetscene and that the ridgeline to be lowered is the most prominent elevation, thereby maintaining a subservient appearance. The two storey extension is setback only 0.50m from the principal elevation of the dwellinghouse. While a greater level of setback would be preferred and is specified within the Design SPG, consideration of the specification of this application site, shows that the host property is located on a slightly higher ground level than the neighbouring at number 16 and that number 16 is located slightly further forward than the application dwellinghouse. Both of these factors would help to limit the potential terracing impacts that can be associated with two storey side extension. Similarly, the 0.50m set back would be sufficient in this particular case to ensure that the two storey extension does not unbalance the pair of semi-detached properties. It is also noted that the width of the proposed development (3.55m) would not exceed the width of the original dwellinghouse (5.55m) by two-thirds in accordance with the SPG. For these reasons, it is considered that the two storey side extension maintains a subordinate appearance and would not undermine the overall design nor would it detract from the character and appearance of the streetscene in accordance with Policy BE1 of the Neath Port Talbot Local Development Plan.

The siting of the decking and pergola to the rear dictates that these developments would be mostly hidden from a public vantage point and would also be screened by the proposed two storey side extension. The raised patio and pergola by virtue of its sympathetic scale and open nature, do not have the capacity to unacceptably impact on visual amenity.

Impact on Residential Amenity

A pedestrian door serving a hallway and a window serving a bathroom are proposed on the front elevation of the porch development. The submitted floor plan and elevation drawings indicate that the window serving the bathroom is to be fitted with obscure glazing. To protect the privacy of the occupiers of the application and adjacent properties, a condition is to be imposed requiring this window to be fitted with obscure glazing. Subject to conditions, it is not considered that the window and door proposed on the porch extension would result in any unacceptable overlooking impacts or a loss of privacy on the occupiers of the adjoining and adjacent properties.

A first floor window serving a bedroom is proposed on the front elevation of the two storey extension. In compliance with the SPG, a minimum distance of 21.00m shall be retained between directly overlooking habitable room windows on that of a new extension and those in any existing property. The pair of semi-detached bungalows at No.23 and No.25 Castle Drive are located beyond the intervening public highway and are further setback approximately 33.60m from this habitable window. It is considered that the first floor window proposed on the front elevation of the two storey extension does not have the capacity to unacceptably overlook these properties.

A ground floor window serving a kitchen diner is proposed on the rear elevation of the two storey extension. This window faces towards the host property's rear garden as well

as the rear garden at property No.6 Cefn Saeson. In line with the Design Guidance, a distance of 10.00m should be retained to ensure that any extension does not overlook upon any existing private garden areas. The habitable window is sited approximately 15.50m from the rear boundary with No.6 Cefn Saeson. Due to the separation distance and existing boundary treatment, it is considered that this window would not result in a loss of privacy for the occupiers of the property to the rear.

A first floor window serving an en-suite is also proposed on the rear elevation of the two storey extension. The submitted floor plan and elevation drawings indicate that this window is to be fitted with obscure glazing. To protect the privacy of the occupiers of the application and adjacent properties, a condition is to be imposed requiring this window to be fitted with obscure glazing. Subject to conditions, it is not considered that the window would result in any unacceptable overlooking impacts or a loss of privacy on the occupiers of the adjoining and adjacent properties.

The raised decking is sited 1.25m above ground level. The proposed development is sited approximately 14.00m from the rear boundary with property No.6 Cefn Saeson. Due to the distance of the development to this property together with the existing boundary treatment, it is not considered that the raised decking would result in a platform which would facilitate any intrusive views towards the rear amenity space of No.6 Cefn Saeson.

The raised decking is sited on the boundary with the closest adjacent property at No.16 Castle Drive. The pergola sited above the proposed decking, features a solid privacy side panel which would screen any outlook towards this neighbouring property. To protect the privacy of the occupiers of No.16 Castle Drive, a condition shall be imposed requiring the privacy screen to be erected prior to the first beneficial use of the raised decking. An existing neighbouring garage is sited to the side of this development. This garage structure projects 1.85m beyond the raised platform. As such, it is considered that any potentially intrusive views towards the rear garden of property No.16 Castle Drive (beyond the proposed side privacy panel) would be sufficiently screened by the existing neighbouring garage development. Subject to conditions, it is considered that the raised decking would not result in any adverse overlooking impacts or a loss of privacy on the occupiers of No.16 Castle Drive.

The raised decking is set off approximately 0.50m from the side boundary with the adjoining property at No.20 Castle Drive. Due to the minor change in ground level as a result of the raised platform, the siting of the development (on the furthestmost boundary to the adjoining property) and the existing 2.00m high staggered fencing, it is considered that the raised decking would have no detrimental overlooking impacts on No.20 Castle Drive.

The proposed porch measures a maximum height of 3.40m. The principal elevations of the host property and adjoining dwelling at No.20 Castle Drive are uniform. The porch extension projects 0.80m forward of the principal elevation and is further set off approximately 3.15m from No.20 Castle Drive. By virtue of the height of the proposed

development and its distance to the adjoining dwelling, it is considered that the porch would not result in any detrimental overbearing or overshadowing impacts on No.20 Castle Drive.

The closest adjacent property to the proposed porch is property No.16 Castle Drive. The proposed development is approximately set 5.55m to the side of this property. No.16 Castle Drive is approximately located 2.50m forward of the proposed porch. For these reasons, it is considered that the proposed development would have no adverse overbearing or overshadowing impacts on this property.

The rear element of the two storey extension measures a maximum height of 8.15m. The side extension is set off approximately 5.50m from the boundary with the adjoining property at No.20 Castle Drive. The proposed development does not extend beyond the rear wall of the main dwellinghouse. Given that the extension would be screened by the host property, it is considered that no resultant overbearing or overshadowing impacts on property No.20 Castle Drive would arise.

The two storey side extension is sited approximately 5.55m from property No.16 Castle Drive. The proposed development projects approximately 1.25m beyond the rear elevation of this property. The Authority adopts a 45° code on first floor extensions where a 45° line is drawn from the mid-point of the nearest neighbouring windows to determine if a new extension intrudes this line and thereby potentially casts shadows on or obstructs the amount of natural light received. The SPG notes that only habitable room windows are considered in this assessment. The nearest window on property No.16 Castle Drive to the two storey side extension is a side facing first floor window. Given that this window serves a landing, it is not considered as habitable. The next closest window to the development is sited on the rear elevation of this property. This window serves a bathroom and is additionally obscure glazed. Due to both windows failing to meet the aforementioned assessment, the two storey extension complies with the 45° code and as such, is considered not to pose any demonstratable harm to the amenity of the occupiers of the adjacent property at No.16 Castle Drive.

Due to limited scale of the raised decking and pergola, it does not lend itself to any unacceptable overbearing or overshadowing impacts on the surrounding properties.

Parking and Access Requirements and Impact on Highway Safety

Highways offer no objection to the proposal, subject to conditions. These conditions require any resurfacing of the existing driveway to be in a porous material and that no surface water from within the curtilage of the dwellinghouse shall be allowed to discharge onto the public highway.

The host property benefits from on-site parking in the form of a front driveway and garage. The proposal seeks to replace the garage with a two-storey side extension. Garages may only be counted as parking spaces if they internally measure 6.00m x

3.00m. Given that the existing garage does not have sufficient internal dimensions (4.50m x 3.40m), the development would not displace any existing parking provision.

The existing driveway which accommodates parking for 2 vehicles is to be retained. Although a habitable bedroom is proposed as part of the proposal, the host property is to remain a 3-bedroom dwellinghouse. Given that further parking provision is not required, it is considered that the new parking arrangement complies with Policy TR2 of the Neath Port Talbot Local Development Plan.

Biodiversity

As identified above, Policies EN6 and EN7 of the Local Development Plan will be of relevance insofar as there is a need to ensure any impacts on biodiversity/ natural features are appropriately assessed and, where applicable, mitigated.

Planning Policy Wales (PPW) 12 sets out that;

The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, informed by an appropriate level of assessment, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, help to overcome the potential for conflicting objectives, and contribute to health and well-being outcomes.

A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15 of PPW 12) has been applied.

A green infrastructure statement has been submitted in support of the application. A bird box is proposed to be installed on the rear elevation of the extension, below eaves level. It is considered that the biodiversity enhancement proposed is proportionate to the scale and nature of the proposal, thereby according with the requirements of Chapter 6 of Planning Policy Wales (Edition 12).

CONCLUSION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development

Plan comprises Future Wales - the National Plan 2040 and the Neath Port Talbot Local Development Plan (2011–2026) adopted January 2016.

It is considered that the proposal represents an appropriate form of development that would have no unacceptable impact on the amenities of neighbouring residents, visual amenity of the area or highway and pedestrian safety. Accordingly, the proposed development is in accordance with Policies BE1 (Design) and TR2 (Design and Access of New Development) of the Neath Port Talbot Local Development Plan.

It is further considered that the decision complies with Future Wales - the National Plan 2040 and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

RECOMMENDATION

Approved

Subject to the following conditions/reasons, which have been imposed for the reasons stated:-

Time Limit Conditions

- 1 The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

List of Approved Plans

- 2 The development shall be carried out in accordance with the following approved plans and documents:

Location Plan Amended - Received: 24/02/2026

Existing Site Plan - Received: 24/02/2026

Proposed Site Plan REV 01 - Received: 17/04/2026

Existing Floor Plans - Received: 24/02/2026

Proposed Floor Plans REV 01 - Received: 17/04/2026

Existing Elevations Amended - Received: 24/02/2026

Proposed Elevations REV 01 - Received: 17/04/2026
Existing and Proposed Elevations from No.20 - Received: 17/04/2026
Existing Front Section - Received: 24/02/2026
Proposed Section to Front of Property REV 01 - Received: 17/04/2026
Existing Side Section - Received: 24/02/2026
Proposed Section to Side of Property REV 01 - Received: 17/04/2026
Existing Rear View - Received: 24/02/2026
Proposed Rear View - Received: 24/02/2026
Existing Front View REV 01 - Received: 17/04/2026
Proposed Front View REV 01 - Received: 17/04/2026
Green Infrastructure Statement - Received: 24/02/2026

Reason:
In the interests of clarity.

Regulatory Conditions

- 3 Prior to the first beneficial use of the two storey side extension and front porch, the rear window serving the en-suite and the front window serving the bathroom shall be fitted with obscured glazing and any part of the windows that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The window shall be permanently retained as such thereafter.

Reason:
In the interest of the amenities of the neighbouring properties and to ensure accordance with Policy BE1 of the adopted Neath Port Talbot Local Development Plan.

- 4 Prior to the first beneficial use of the rear raised decking hereby approved, the privacy screen shall be provided on site as shown on Drwg No.A104 REV 01 'Proposed Elevations REV 01' and Drwg No.A108 'Proposed Rear View' and shall be retained as such thereafter.

Reason:
In the interest of the amenities of property No.16 Castle Drive and to ensure accordance with Policy BE1 of the adopted Neath Port Talbot Local Development Plan.

- 5 Any resurfacing of the driveway shall be surfaced in porous material, or provision must be made to direct run-off water from the hard surface, to a permeable porous area or surface within the curtilage of the dwelling, with no

surface water allowed to flow out onto the public highway and permanently maintained as such thereafter.

Reason:

To protect the health and safety of existing residents, ensure no detriment to the environment and to ensure the development complies with Policies SP16 and BE1 of the Neath Port Talbot Local Development Plan.

- 6 No surface water from within the curtilage of the dwelling shall be allowed to flow out onto the public highway or be connected into the highway drainage system.

Reason:

To protect the health and safety of existing residents, ensure no detriment to the environment and to ensure the development complies with Policies SP16 and BE1 of the Neath Port Talbot Local Development Plan.

- 7 The hereby approved extension and porch shall be constructed in materials to match those used within the existing property.

Reason:

In the interest of the visual amenity of the area and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 8 Prior to the first beneficial use of the development hereby approved, the biodiversity enhancements described in the Green Infrastructure Statement will be implemented and shall be retained thereafter for the lifetime of the development.

Reason:

In the interests of Biodiversity and to provide a net benefit to Biodiversity in accordance with Policy 9 of Future Wales and so as to accord with Policy SP15 of the adopted Neath Port Talbot Local Development Plan

Case Officer Thomas Lewis

Telephone No. 01639 686226

Date of Recommendation 18th May 2026

